



# CITY COUNCIL AGENDA



# BOOKMARK ASSISTANCE

The Agenda contains bookmarks that help you navigate though the document.

On the left hand side is a panel of icons. One shows thumbnails of the pages, and the second is bookmarks.

If you click on the bookmarks icon you can maneuver through the document the same as you have always been able to before.

If you have any questions or concerns, please don't hesitate to contact me.

[lisa.goodwin@bangormaine.gov](mailto:lisa.goodwin@bangormaine.gov)

## REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 22, 2018

### PLEDGE OF ALLEGIANCE TO THE FLAG

### PUBLIC COMMENT

#### CONSENT AGENDA ITEM NO.

#### ASSIGNED TO COUNCILOR

**\*Explanatory Note:** All items listed in the Consent Agenda are considered routine and are proposed for adoption by the City Council by one motion without discussion or deliberation. If discussion on any item is desired any member of the Council or public may merely request removal of the item to its normal sequence in the regular agenda prior to a motion for passage of the Consent Agenda.

**MINUTES OF:** Bangor City Council Regular Meeting of October 10, 2018, Bangor School Committee Meeting of September 26, 2018, and Business and Economic Development Committee Meeting of October 16, 2018

**LIQUOR LICENSE** Application for Liquor License Renewal, Malt, GRAHAM  
**RENEWALS:** Spirituous, Vinous of Endwell, LLC d/b/a Paddy  
Murphy's, 26 Main Street

Application for Liquor License Renewal, Malt, GRAHAM  
Spirituous, Vinous of WNC Bangor Company, LLC d/b/a  
Bangor Airport Four Points by Sheraton, 308 Godfrey  
Boulevard

Application for Liquor License Renewal, Malt, GRAHAM  
Spirituous, Vinous of Penobscot Theatre Company d/b/a  
Penobscot Theatre Company, 51 A Main Street

**18-383 ORDER** Awarding Bid to Daigle & Houghton in the Amount of WESTON  
\$139,106 to Purchase Two Single Axle Cab & Chassis

**Executive Summary:** On October 3, 2018, the City received five (5) bids to supply two single axle cab & chassis, ranging in price (without extended warranty) from \$133,140 to \$159,010. These units will be combined with the plow equipment and truck bodies and result in two complete plow trucks. The recommendation is to award to the bid to Daigle & Houghton, the low bidder, in the amount of \$139,106, which includes the extended warranty.

**18-384 ORDER** Authorizing a Contract with T-Buck Construction in the SUPICA  
Amount of \$331,000 for Clarifier Drives Project

**Executive Summary:** On October 10, 2018, the City received two (2) bids to remove and replace two clarifier drives at the Wastewater Treatment Plant. Bid prices ranged from \$331,000 - \$358,925. The recommendation is to award the contract to T-Buck Construction, the low bidder, in the amount of \$331,000.

**18-385 ORDER** Awarding Bid to RBG Inc in the Amount of \$108,294 to TREMBLE  
Purchase an Electrical Bucket Truck

## REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 22, 2018

### CONSENT AGENDA ITEM NO.

### ASSIGNED TO COUNCILOR

**Executive Summary:** On October 3, 2018, the City received two (2) bids for an electrical bucket truck. Prices ranged from \$103,459 - \$108,294. Recommendation is to award the bid to RBG Inc, the low responsive bidder, in the amount of \$108,294. The low bidder's proposal did not meet specifications related to the need for a telescoping boom.

**18-386   ORDER                      Awarding Bid to Northland JCB in the Amount of                      PERRY**  
**\$125,000 to Purchase a Loader Mounted Snow Blower**

**Executive Summary:** On October 3, 2018, the City received seven (7) bids for a loader mounted snow blower. Bid prices ranged from \$125,000 - \$205,273. Recommendation is to award bid to Northland JCB, the low bidder, in the amount of \$125,000.

**18-387   ORDER                      Awarding Bid to Viking Cives in the Amount of \$162,716                      NEALLEY**  
**to Purchase Plow Equipment & Truck Bodies**

**Executive Summary:** On October 3, 2018, the City received two (2) bids to supply plow equipment & truck bodies. This purchase would be installed on the single axle cab & chassis and result in two plow trucks. Recommendation is to award the bid to Viking Cives, the low bidder, in the amount of \$162,716.

**18-388   ORDER                      Awarding Bid to Chadwick Baross in the Amount of                      WESTON**  
**\$124,445 to Purchase a Sidewalk Tractor**

**Executive Summary:** On October 3, 2018, the City received four (4) bids for a sidewalk tractor. Bid prices ranged from \$92,500 - \$118,500 without attachments or warranty. The recommendation is to award the bid to Chadwick Baross, the low bidder, in the amount of \$124,445, which includes all attachments and an extended warranty. This bid did not meet the specifications in the following areas however based on the specifications, the variances were deemed acceptable: (1) engine horsepower and torque were slightly lower as the unit is lighter in weight than was specified; and (2) it has a tier 3 motor instead of tier 4, which means it has less emission regulations and doesn't require use of diesel exhaust fluid; and (3) the unit has a higher top speed range of 25 mph; and (4) the unit has a 90 amp alternator.

**18-389   ORDER                      Authorizing the City Manager to execute a Collective                      GRAHAM**  
**Bargaining Agreement between the City of Bangor and**  
**Bangor Federation of Public Employees, Local 6071**

**Executive Summary:** This order authorizes the City Manager to execute a Collective Bargaining Agreement between the City of Bangor and Bangor Federation of Public Employees, Local 6071, representing the employees of Fleet Maintenance. Negotiations between the City and the Union have resulted in a Tentative Agreement which has been ratified by the Union. The contract has been negotiated within the bargaining guidelines established by the City Council and includes the following; a three year term, July 1, 2018 to June 30, 2021 with a wage adjustment of 1% in year one, 1.25% in year two, and 1.5% in year three.

This Tentative Agreement was reviewed with the City Council in Executive Session on October 10, 2018 and is presented with the recommendation of the City's Negotiation Team.

## REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 22, 2018

### CONSENT AGENDA ITEM NO.

### ASSIGNED TO COUNCILOR

#### **18-390   ORDER**

**Authorizing Execution of Leasehold Mortgage and Security Agreement - Penobscot Community Health Center and Maine State Housing Authority**

**DAVITT**

**Executive Summary:** The City of Bangor leases land to Penobscot Community Health Center, Inc. (PCHC) on Texas Avenue for a dollar a year for its operation of the Hope House. PCHC obtains various funding, including forgivable loans. It has obtained a forgivable loan from the Maine State Housing Authority in the amount of \$65,000 for its operation at Hope House. The loan will be secured by PCHC's personal property and leasehold interest. A requirement for the loan is that the City of Bangor as landlord subordinate its interest in the lease. This is standard in such cases.

This Order will authorize the City Manager to execute a Leasehold Mortgage and Security Agreement between Penobscot Community Health Center and Maine State Housing Authority.

#### **18-391   ORDER**

**Authorizing Execution of Documents Between the City of Bangor and Sable Ridge Homeowners Association for the Sale of Property at 1434 Ohio Street**

**NEALLEY**

**Executive Summary:** Beginning in 2005 Sable Ridge Real Estate Investments LLC developed property on Ohio Street for condominiums. A portion of the property that was to include four condominiums was not developed and has remained vacant. Sable Ridge Real Estate Investments LLC has not paid the property taxes on the property since 2016 and the City has recorded real estate tax liens on the property. In addition, Sable Ridge Real Estate Investment LLC has been dissolved as an LLC by the Office of the Secretary of State.

The oldest of the liens recorded on the property by the City will mature in January 2019 and the Sable Ridge Homeowners Association has requested to purchase the property for the outstanding charges due the City if the lien matured in January 2019. The Homeowners Association plans to add it to the common area for the condominium.

#### **18-392   RESOLVE**

**Ratifying the City Manager's appointment of Eric Willett as Director of Public Works**

**TREMBLE**

**Executive Summary:** This resolve will ratify the execution of an employment agreement with Eric Willett to serve as the Director of Public Works. The Director of Public Works is responsible for the oversight of eight divisions within the Public Works Department including: electrical, administrative, forestry, highway, cemeteries, sanitation, recycling, and fleet maintenance. Eric has served as the city's Fleet Maintenance Supervisor since May of 2016. Eric brings skills and knowledge previously obtained while employed in various positions with Maine's Department of Transportation and in the private sector.

The proposed contract will authorize a starting salary of \$84,435 and 3 weeks of vacation time. The term of this agreement is three years but shall be will automatically extended for an additional year unless either party gives notice 60 days prior to the expiration.

## REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 22, 2018

### REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.

### ASSIGNED TO COUNCILOR

**18-393   ORDINANCE**   Amending Chapter 165, Land Development Code, Zone Change – 97 Allen Street (Tax Map 12, Lot 39) from Urban Residence 1 District (URD-1) to Neighborhood Service District (NSD) (First Reading and Referral to Planning Board Meeting of November 6, 2018)   **NEALLEY**

**Executive Summary:** This ordinance amendment is a proposed rezone of 0.23 acres (10,018 square feet) of land on Allen Street from Urban Residence 1 District (URD-1) to Neighborhood Service District (NSD). The Applicant, R & B Realty, LLC, seeks to rezone the rear of the commercial property to NSD. The front of the property is currently zoned NSD and the existing parking extends into the adjacent URD-1 zone.

**18-394   ORDINANCE**   Amending Chapter 165, Land Development Code, Zone Change – 194 and 200 French Street (Tax Map 49, Lots 8 and 9) from Urban Residence 2 District (URD-2) to Multifamily and Service District (M&SD) (First Reading and Referral to Planning Board Meeting of November 9, 2018)   **DAVITT**

**Executive Summary:** This ordinance amendment is a proposed rezone of 0.44 acres (19,166 square feet) of land on French Street from Urban Residence 2 District (URD-2) to Multifamily and Service District (M&SD). The Applicant, RSQ, LLC, seeks to rezone the two parcels on French to allow operation of a Bed & Breakfast Establishment and related parking.

---

---

## REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 22, 2018

---

---

### UNFINISHED BUSINESS ITEM NO.

### ASSIGNED TO COUNCILOR

**18-377   ORDINANCE   Amending Chapter 165, Land Development Code,  
Section 165-28, Bus Shelters, by Adding Standards for  
Bus Shelters Based on Federal Law**

**NEALLEY**

**Executive Summary:** Federal requirements regulations require bus shelters constructed for the Community Connector to meet certain standards. The standards include requirements for the size of shelters, as well as the slope and surface of the boarding area between the shelter and the bus. This amendment would bring the City's bus shelter ordinance into line with those standards.

This item was reviewed and unanimously recommended for passage at the Planning Board meeting on October 16, 2018.

**18-378   ORDINANCE   Amending Chapter 165, Land Development Code, Zone  
Change – Perkins Street (Tax Map 6, parcels 119 and  
119A) from Urban Residence 1 District (URD-1) to  
Urban Residence 2 District (URD-2)**

**NICHOLS**

**Executive Summary:** This ordinance amendment is a proposed rezone of .36 acres (15,681 square feet) of land on Perkins Street from Urban Residence 1 District (URD-1) to Urban Residence 2 District (URD-2). The Applicant, James Dubay, dba Hammond Street LLC, seeks to construct a duplex building on the property. The lot area will accommodate up to a four-unit structure in URD-2.

The Planning Board held a public hearing on October 16, 2018. The application was not recommended by a unanimous vote of the Planning Board.

**18-379   RESOLVE   Authorizing the City to Accept and Appropriate a  
Tobacco Prevention Grant Program in the Amount of  
\$164,996 with the Maine Health Center for Tobacco  
Independence**

**GRAHAM**

**Executive Summary:** This Resolve will authorize the City accept and appropriate \$164,996 from Maine Health Center for Tobacco Independence, to reduce tobacco-use in the Penquis Public Health District which includes Penobscot and Piscataquis Counties.

This voluntary program will offer technical assistance to schools, youth-serving entities, and municipalities that would like to adopt and implement tobacco policies. Other focus areas include the reduction of involuntary exposure to second-hand smoke, an increase in referrals to the Maine Tobacco Help Line, and \$18,738 to support the implementation of a one-year direct service youth vaping prevention pilot through a special innovation fund. This is the third year of the grant. The term is October 1, 2018 to September 30, 2019.

---

---

**REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 22, 2018**

---

---

<b>NEW BUSINESS ITEM NO.</b>		<b>ASSIGNED TO COUNCILOR</b>
<b>PUBLIC HEARING:</b>	<b>Special Amusement License Renewal of Endwell, LLC d/b/a Paddy Murphy's, 26 Main St.</b>	<b>GRAHAM</b>
<b>PUBLIC HEARING:</b>	<b>Special Amusement License Renewal of Penobscot Theatre Company d/b/a Penobscot Theatre Company, 51 A Main St.</b>	<b>GRAHAM</b>
<b><u>18-395</u>   <u>ORDER</u></b>	<b>Authorizing Execution of a Development Agreement with Michael and Donna Allen for a Vacant Parcel located on Market Street</b>	<b>SUPICA</b>

**Executive Summary:** This order will authorize the execution of a development agreement with Michael and Donna Allen for the sale of Map/Lot 040-038-B and construction of a new single-family home at that location for the purchase price of \$3,000. In April 2015 the City took possession of the property by virtue of matured tax liens. After acquisition, the City investigated options for the reuse of the property ultimately deciding to demolish the existing structure leaving an empty residential lot available for development. Michael and Donna Allen will purchase the land and build a single-family home which will be the residence for a family member. This will benefit the City by returning the property to the tax rolls and creating new housing in the community.

This item was reviewed and recommended for approval by the Finance Committee at its October 15, 2018 meeting.

<b><u>18-396</u>   <u>ORDER</u></b>	<b>Authorizing Sale of 419 Essex Street by Municipal Quitclaim Deed to George Miller, in the Amount of \$13,135</b>	<b>PERRY</b>
-------------------------------------	-----------------------------------------------------------------------------------------------------------------------------	--------------

**Executive Summary:** In November 2017, the City acquired 419 Essex Street based on matured tax liens. At the time of the acquisition the City was owed in excess of \$86,000. Once acquired, it was determined that the property was suitable to be offered for sale as-is. In August, the City issued a Request for Proposals to acquire the property. The bid for this property was advertised through the City's vendor registration process, the Bangor Daily News, and Facebook. The City received five bids ranging from \$5,000 to \$13,135.

Mr. Miller intends to perform the needed rehabilitation work and either rent or sell it to a low to moderate income family.

<b><u>18-397</u>   <u>ORDER</u></b>	<b>Authorizing a Contract with Wright Pierce in the Amount of \$181,700 for SCADA Control System Upgrades</b>	<b>WESTON</b>
-------------------------------------	-----------------------------------------------------------------------------------------------------------------------	---------------



## REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 22, 2018

### NEW BUSINESS ITEM NO.

### ASSIGNED TO COUNCILOR

**Executive Summary:** As a follow up to the recent SCADA needs assessment presentation, the Wastewater Treatment Plant is seeking authorization to waive the bid process and contract with Wright Pierce to begin the SCADA control system upgrade. The FY 19 budget includes \$360,000 for the SCADA system upgrade. Wright Pierce identified Phases A1 and A2 as priorities due to the fragile state of the current infrastructure and to avoid near term high-risk failures. Phase A1 involves the SCADA server and associated equipment located at the plant. Phase A2 involves equipment and programming at the Kenduskeag Pump Station. The Wastewater Treatment Plant is seeking to award A1 and the engineering portion of A2 to Wright Pierce and will subsequently put the construction portion of A2 out for competitive bidding. The cost of A1 and the design portion of A2 is \$181,700.

**18-398   ORDER                      Authorizing Execution of Agreement Between the City of   **DAVITT**  
Bangor and LTI, Inc.**

**Executive Summary:** LTI, Inc. is the owner of vacant property abutting City property and the Molly Lane Sub-division (Bangor Tax Map R55, Lot 012), and also has an interest in a footpath easement and open space in the Molly Lane sub-division. LTI, Inc. has offered to gift the property abutting the Molly Lane Sub-division and its interest in the easement and open space to the City of Bangor. Some of the property offered creates the potential for the City to expand and improve its trails system.

This Order will authorize the City Manager to execute documents necessary to accept a gift from LTI, Inc.

**18-399   ORDER                      Authorizing Disposition of City Property located on 45       **TREMBLE**  
Fremont Street**

**Executive Summary:** This order will authorize the sale of property located at 45 Fremont Street, to James and Gloria Owens for \$5,000. Council Order 17-300 authorized the city to acquire 45 Fremont Street through matured tax liens. In April of 2018, the building was demolished. Pursuant to our policy on property disposition, staff approached the abutters. The only abutter interested was the Owen's family, who offered the City \$5,000. The purpose in acquiring the property is to increase the size of their lot.

**18-400   ORDER                      Authorizing Execution of an Agreement with Buxton for       **GRAHAM**  
Business Retention and Expansion Services**

**Executive Summary:** This order authorizes an agreement with Buxton in the amount of \$50,000 per year for up to three years for business retention and expansion services. In recent years the City has seen a decline in commercial activity, particularly in parts of the Hogan Road area. Buxton utilizes significant data analytics to provide a retail strategy for recruitment and retention that is customized to our community.

Under the proposal, Buxton would agree to provide market research on potential retailers, develop a retailer profile utilizing data analytics, create marketing packages for use by the city in attracting retailers, provide tools to support business retention efforts and help provide data tools that local business owners make marketing decisions. As part of this, the City will obtain 4 licenses for use of SCOUT which is a data analytics tool with the ability to run demographic and trade area profile reports along with access to market maps and data elements. In addition, the City will receive free subscriptions to Local Store Marketing

## REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 22, 2018

---

NEW BUSINESS ITEM NO.	ASSIGNED TO COUNCILOR
--------------------------	--------------------------

(LSMx), an App, which can be used by local retailers and businesses to enhance marketing capabilities.

The term of the agreement is for 3 years at a fee of \$50,000 per year. Payment under the terms of the contract are as follows: Year one, 50% invoiced upon execution of the agreement and 50% invoiced after Buxton delivers a report targeting retailers; and year two will be invoiced on the 1st anniversary of the agreement; and year three to be invoiced on the second anniversary of the agreement. The contract can be canceled upon notice at least 60 days prior to the anniversary of the agreement. The final form of the agreement is to be approved by the City Solicitor.

If approved, the funding would come from the Mall area TIF.



# CONSENT AGENDA

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 10, 2018**

---

*Meeting Called to Order at 7:30 PM  
Chaired by Council Chair Sprague  
Councilors Absent: None  
Meeting Adjourned at 7:13 PM*

**RECOGNITION**      *Recognized the Presence and Contribution of The University of Maine of Art in Downtown Bangor*

**RECOGNITION**      *Recognized Chief Thomas Higgins as 2018 Fire Chief of the Year*

**PROCLAMATION**      *Proclaimed October as Domestic Violence Awareness Month*

**INTRODUCTION**      *Fire Chief Thomas Higgins introduced Deputy Fire Chief Eric Pelletier*

**PUBLIC COMMENT**      *Dennis Chinoy gave an overview of the history of the sister city relationship with Carasque, El Salvadore*

---

**CONSENT AGENDA  
ITEM NO.**

---

**ASSIGNED TO  
COUNCILOR**

---

**18-366    ORDER**      *Authorizing Execution of Municipal Quitclaim Deed - Real Estate Located at 28 B Street Birch Hill Estates*

**SUPICA**

**Action:**    *Motion made and seconded to Postpone Indefinitely  
Postponed Indefinitely*

**MINUTES OF:**    *Bangor City Council Regular Meeting of September 24, 2018 and Special Meeting of October 1, 2018, Bangor School Committee Meeting of September 12, 2018, Airport Committee Meeting of October 1, 2018, Government Operations Committee Meeting of October 1, 2018 and Finance Committee Meeting of October 1, 2018*

**Action:**    *Accepted and Approved*

**LIQUOR LICENSE**    *Application for Liquor License Renewal, Malt, Spirituous,*  
**RENEWALS:**      *Vinous of Fandom Group LLC, d/b/a Seasons on Main, 427 Main Street*

**GRAHAM**

**Action:**    *Approved*

*Application for Liquor License Renewal, Malt, Spirituous,  
Vinous of Magic Wok, Inc d/b/a New Panda Garden, 123 Franklin Street*

**GRAHAM**

**Action:**    *Approved*

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 10, 2018**

---

**CONSENT AGENDA**  
**ITEM NO.**

**ASSIGNED TO**  
**COUNCILOR**

*Application for Liquor License Renewal, Malt, Spirituous,  
Vinous of Hogan, LLC d/b/a Miguel's Mexican Restaurant, 697  
Hogan Road*

**GRAHAM**

**Action:** *Approved*

*Application for Liquor License Renewal, Malt, Vinous of DMF  
International Inc d/b/a Post Security Café, 299 Godfrey Blvd*

**GRAHAM**

**Action:** *Approved*

**18-367**   **ORDER**

*Authorizing an Amendment to Indenture of Lease and  
Establishing the lease rate with Stephen and Jane Arey, for land  
at 395 Griffin Rd. – Spectacular Events Center, (Map 101 Lot  
008)*

**DAVITT**

**Action:** *Passed*

**18-368**   **ORDER**

*Authorizing the City Manager to Execute a Lease Agreement  
Between the City of Bangor and T&T Capital Inc. for the Rental  
of Bay #3 Within Hangar #123 at Bangor International Airport  
(BGR)*

**NEALLEY**

**Action:** *Passed*

**18-369**   **ORDER**

*Rescinding Council Order 18-349 and Authorizing the Execution  
of a Development Agreement with John Karnes - 472 Essex  
(Map/Lot 045-009-D)*

**TREMBLE**

**Action:** *Passed*

**18-370**   **ORDER**

*Appointing Nominees to Various Boards, Commissions and  
Committees*

**NICHOLS**

**Action:** *Passed*

**18-371**   **ORDER**

*Authorizing the City Manager to Execute an Amendment to the  
Memorandum of Understanding with the Maine Federation of  
Farmers Markets in the amount of \$6,000*

**SUPICA**

**Action:** *Passed*

**18-372**   **ORDER**

*Authorizing the Placement of a Memorial Tree Plaque in  
Cascade Park Commemorating the Relationship Between the  
City of Bangor and the Carasque, El Salvadore's Sister Village*

**GRAHAM**

**Action:** *Passed*

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 10, 2018**

---

**CONSENT AGENDA**  
**ITEM NO.**

**ASSIGNED TO**  
**COUNCILOR**

**18-373**    **ORDER**            *Appointing Constables for the Year 2018 - Code Enforcement*            **SUPICA**

*Action: Passed*

**18-374**    **ORDER**            *Authorizing an Agreement with One Main Street, LLC for  
Placement of an Enclosed Trash Receptacle Adjacent to 1 Main  
Street (042-116)*            **TREMBLE**

*Action: Passed*

**18-375**    **ORDER**            *Authorizing the Execution of a Contract Extension Between  
Republic Parking System Inc. and the City of Bangor to Operate  
and Manage the Airport Parking Facilities at Bangor  
International Airport (BGR)*            **TREMBLE**

*Action: Passed*

**18-376**    **ORDER**            *Authorizing Disposition of City Property located on Finson Road  
- Map and Lot (R21-008)*            **PERRY**

*Action: Passed*

**REFERRALS TO COMMITTEE AND FIRST READING**  
**ITEM NO.**

**ASSIGNED TO**  
**COUNCILOR**

**18-377**    **ORDINANCE**            *Amending Chapter 165, Land Development Code, Section 165-  
28, Bus Shelters, by Adding Standards for Bus Shelters Based  
on Federal Law*            **NEALLEY**

*Action: First Reading*

**18-378**    **ORDINANCE**            *Amending Chapter 165, Land Development Code, Zone Change  
– Perkins Street (Tax Map 6, parcels 119 and 119A) from  
Urban Residence 1 District (URD-1) to Urban Residence 2  
District (URD-2)*            **NICHOLS**

*Action: First Reading and Referral to Planning Board Meeting of  
October 16, 2018*

**18-379**            **RESOLVE**            *Authorizing the City to to Accept and Appropriate a Tobacco  
Prevention Grant Program in the Amount of \$164,996 with the  
Maine Health Center for Tobacco Independence*            **GRAHAM**

*Action: First Reading*

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 10, 2018**

---

---

**UNFINISHED BUSINESS**  
**ITEM NO.**

**ASSIGNED TO**  
**COUNCILOR**

**18-363**    **ORDINANCE**    *Amending Chapter 134, General Assistance, Section 134-29, by  
Amending Appeal Procedures*    **SUPICA**

*Action: Motion made and seconded for Passage  
Vote: 9 - 0  
Councilors Voting Yes: Davitt, Graham, Nealley, Nichols, Perry,  
Supica, Tremble, Weston, Sprague  
Councilors Voting No: None  
Passed*

**18-364**    **RESOLVE**    *Accepting and Appropriating \$71,856 in Assistance to  
Firefighters Grant (AFG) Funds to Purchase Power Load  
Stretcher Systems*    **WESTON**

*Action: Motion made and seconded for Passage  
Passed*

---

**NEW BUSINESS**  
**ITEM NO.**

**ASSIGNED TO**  
**COUNCILOR**

**PUBLIC HEARING:**    *Special Amusement License Renewal of Fandom Group LLC,  
d/b/a Seasons on Main, 427 Main Street*    **GRAHAM**

*Action: Motion made and seconded to Open Public Hearing  
Public Hearing Opened  
Motion made and seconded to Close Public Hearing  
Public Hearing Closed  
Motion made and seconded for Passage  
Passed*

**18-380**    **ORDER**    *Appointing Student Election Clerks for the November 6, 2018  
Election*    **WESTON**

*Action: Motion made and seconded for Passage  
Motion made and seconded for Passage As Amended  
Passed as Amended*

**18-381**    **ORDER**    *Authorizing Execution of Contract with National Water  
Cleaning Company to Repair Underground Sewage Conduits*    **NICHOLS**

*Action: Motion made and seconded for Passage  
Passed*

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – OCTOBER 10, 2018**

---

**NEW BUSINESS**  
**ITEM NO.**

**ASSIGNED TO**  
**COUNCILOR**

**18-382   ORDER**

*Adopting a Policy for Temporary Holiday Displays on City Property*

**DAVITT**

*Action: Motion made and seconded for Passage  
Motion made and seconded to amend policy for allowing displays only in Pierce Park  
Amendment Passed  
Motion made and seconded for Passage as Amended  
Passed as Amended*

ATTEST:

  
Lisa J. Goodwin, MMC, City Clerk



## MINUTES

### BANGOR SCHOOL COMMITTEE REGULAR MEETING

7:00 p.m., Wednesday, September 26, 2018

School Committee Members present: Sue Sorg, Tim Surrette, Marlene Susi, and Carin Sychterz. Chair Hawes, Vice Chair Doore, and Member DeGroff were unable to attend.

At 6:02 p.m., Member Susi chaired the meeting and called the workshop to order. The Committee reviewed Sections E, F, and G of the policy manual and then reviewed the MSBA Resolutions. Committee members asked questions and dialogued about the resolutions.

A. 1. & 2. The workshop ended at 6:50 p.m. and recessed until the regular meeting. The regular meeting was called to order at 7:03 p.m. by Member Susi and the Pledge of Allegiance followed.

D. 2. a. BELA student and Downeast Teacher Ashley Allen worked on a project to get books into the hands of Downeast students over the summer. Ashley Allen, Literacy Coach Deb Swett, and Principal Al Mooers updated the Committee on the Downeast School Summer Book Program.

Members asked questions and praised the staff for their work on this amazing project.

b. Director of Business Services Alan Kochis gave an update on the Summer Capital Improvement Projects.

c. Superintendent Webb reported the following resignation(s):

Mikayla Becker	"A" Cheering Coach	James F. Doughty School
Carmin Curry	(.25) IEP Coordinator	Bangor High School
Nicole Pinkham	(.25) IEP Coordinator	Bangor High School

E. 1. a. 1. VOTED 4-0 to approve the Minutes of the September 12, 2018 Regular School Committee Meeting.

b. 1. VOTED 4-0 to approve the June 2018 Financial Report.

2. VOTED 4-0 to approve the July 2018 Financial Report.

c. 1. a. Superintendent Webb recommended the following Teacher nomination(s) for school year 2018-2019, with a one-year Probationary Contract:

Cathy Lucey	English (1 yr. position)	Bangor High School
-------------	--------------------------	--------------------

VOTED 4-0 to approve the nomination as presented.

2. Superintendent Webb recommended approval of the following Extra-Duty Assignments for school year 2018-2019:

Scott Cunningham    Coach JV Boys Basketball    Bangor High School  
Emelissa VandenBosch    "A" Cheering Coach    James F. Doughty School

VOTED 4-0 to approve the nominations as presented.

- d.        Committee Member Tim Surette shared the following donation(s):

To Downeast School from Salvation Army, backpacks and school supplies for students, having a total dollar value of \$111.

To William S. Cohen School from Ruth and Matthew Clark, a cash donation to support all students, having a total dollar value of \$100.

To Vine Street School from Salvation Army, backpacks and school supplies for students, having a total dollar value of \$100.

To Vine Street School from All Souls Congregational Church, a cash donation, having a total dollar value of \$1,000.

To Vine Street School from Charleston Church, backpacks and school supplies for students, having a total dollar value of \$480.

To Vine Street School from Joe Costello, backpacks and school supplies for students, having a total dollar value of \$500.

To Vine Street School from the Bangor Elks Club, dictionaries for Grade 3 students, having a total dollar value of \$150.

To Fruit Street School from the Bangor Elks Club, dictionaries for Grade 3 students, having a total dollar value of \$210.

VOTED 4-0 to approve the donations with great gratitude.

- e. 1-2.    Superintendent Webb recommended approval of the second reading of policies IKF Graduation Requirements and IICA Field Trips and Other Student Travel.

VOTED 4-0 to approve the second readings of the policies as presented.

2. a. 1-2.    Superintendent Webb recommended receipt of the first reading of Policies EBCE School Closings and Cancellations – replacing old Policy EBCD – and Policy GBKA Drug-Free Workplace.

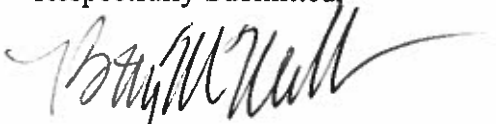
VOTED 4-0 to receive the first readings as presented.

- F. 2. c.        Member Sorg shared that the UTC Board met on September 13<sup>th</sup>. Enrollment is at 600+. UTC is adding new programs in medical assisting and cooperative apprenticeship. Steve Rich was voted the UTC representative to the MSBA conference at the end of October, and Sue Sorg will be the alternate. New teachers were hired. UTC is collaborating with UMaine on digital badging to help students enter the workforce.

H. 1. Member Susi reviewed the important dates.

J. The meeting adjourned at 7:35 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Betsy M. Webb", with a long, sweeping horizontal line extending to the right.

Betsy M. Webb, Ed.D.  
Superintendent of Schools

## **BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE**

Tuesday, October 16, 2018

City Council Chambers

### **Meeting Minutes**

**City Councilors Present:** Nealley, Davitt, Tremble, Nichols, Graham, Perry.

**City Staff Present:** Bolduc, Collins, Conlow, Cromwell, Emery, Heitmann.

#### **1. Presentation by Chris Gracela, Buxton Co.**

Introduction by T. Emery. Chris Gracela presented information about Buxton, which is a consumer analytics company that works with communities and retailers to attract, retain, and expand businesses. The City Councilors present were interested in the project and wish to explore details including cost. C. Conlow has identified Mall Area TIF funds as a source of funding for the project. Staff will report back with details.

#### **2. Request for Lessor Subordination – Penobscot Community Health Center**

Councilor Nealley indicated he had a potential conflict on this item, as his daughter is employed at PCHC. Councilor Perry moved that Councilor Nealley did have a conflict, seconded by Councilor Davitt. Vote unless doubted, no doubt. Councilor Nealley left the meeting and Councilor Perry then took over as Committee Chair.

N. Heitmann introduced the item. Councilor Davitt moved staff recommendation to approve the subordination request, seconded by Councilor Nichols. Vote unless doubted, no doubt.

Councilor Davitt moved to enter Executive Session at 6:10 pm, seconded by Councilor Nichols.

#### **3. Executive Session – Economic Development – Business Development Assistance - 1 M.R.S.A. § 405(6)(C)**

Councilor Nichols moved to leave Executive Session at 6:16 pm, seconded by Councilor Davitt.

#### **4. Committee Action on Above Item**

Councilor Davitt moved staff recommendation to approve the loan, seconded by Councilor Nichols. Vote unless doubted, no doubt.

#### **5. Other Business – none.**

Meeting adjourned at 6:15 pm.

Meeting minutes respectfully submitted by Tanya Emery, Director, Community and Economic Development.



## CITY COUNCIL ACTION

10/22/2018 18-383

Council Meeting Date: 10/22/2018

Item No: 18-383

Responsible Dept: Public Works

Requested Action: Order

Map/Lot:

### Title, Order

Awarding Bid to Daigle & Houghton in the Amount of \$139,106 to Purchase Two Single Axle Cab & Chassis

### Summary

On October 3, 2018, the City received five (5) bids to supply two single axle cab & chassis, ranging in price (without extended warranty) from \$133,140 to \$159,010. These units will be combined with the plow equipment and truck bodies and result in two complete plow trucks. The recommendation is to award to the bid to Daigle & Houghton, the low bidder, in the amount of \$139,106, which includes the extended warranty.

### Committee Action

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-383

Date: 10/22/2018

Item No: 18-383

Assigned to Councilor: Weston

Awarding Bid to Daigle & Houghton in the Amount of \$139,106 to Purchase Two Single Axle Cab & Chassis

Be it Ordered by the City Council of the City of Bangor that, the bid for two single axle cab & chassis is hereby awarded to Daigle & Houghton in the amount of \$139,106.



## **CITY COUNCIL ACTION**

10/22/2018 18-384

Council Meeting Date: 10/22/2018

Item No: 18-384

Responsible Dept: Water Quality Management

Requested Action: Order

Map/Lot:

### **Title, Order**

Authorizing a Contract with T-Buck Construction in the Amount of \$331,000 for Clarifier Drives Project

### **Summary**

On October 10, 2018, the City received two (2) bids to remove and replace two clarifier drives at the Wastewater Treatment Plant. Bid prices ranged from \$331,000 - \$358,925. The recommendation is to award the contract to T-Buck Construction, the low bidder, in the amount of \$331,000.

### **Committee Action**

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### **Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** New Business



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-384

Date: 10/22/2018

Item No: 18-384

Assigned to Councilor: Supica

Authorizing a Contract with T-Buck Construction in the Amount of \$331,000 for Clarifier Drives Project

Be it Ordered by the City Council of the City of Bangor that, the Finance Director is hereby authorized to execute a contract with T-Buck Construction, in the amount of \$331,000 to remove and replace two clarifier drives at the wastewater treatment plant.





## CITY COUNCIL ACTION

10/22/2018 18-385

Council Meeting Date: 10/22/2018

Item No: 18-385

Responsible Dept: Public Works

Requested Action: Order

Map/Lot:

### Title, Order

Awarding Bid to RBG Inc in the Amount of \$108,294 to Purchase an Electrical Bucket Truck

### Summary

On October 3, 2018, the City received two (2) bids for an electrical bucket truck. Prices ranged from \$103,459 - \$108,294. Recommendation is to award the bid to RBG Inc, the low responsive bidder, in the amount of \$108,294. The low bidder's proposal did not meet specifications related to the need for a telescoping boom.

### Committee Action

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-385

Date: 10/22/2018

Item No: 18-385

Assigned to Councilor: Tremble

Awarding Bid to RBG Inc in the Amount of \$108,294 to Purchase an Electrical Bucket Truck

Be it Ordered by the City Council of the City of Bangor that, the bid to purchase an electrical bucket truck is hereby awarded to RBG Inc, in the amount of \$108,294.



## CITY COUNCIL ACTION

10/22/2018 18-386

Council Meeting Date: 10/22/2018

Item No: 18-386

Responsible Dept: Public Works

Requested Action: Order

Map/Lot:

### Title, Order

Awarding Bid to Northland JCB in the Amount of \$125,000 to Purchase a Loader Mounted Snow Blower

### Summary

On October 3, 2018, the City received seven (7) bids for a loader mounted snow blower. Bid prices ranged from \$125,000 - \$205,273. Recommendation is to award bid to Northland JCB, the low bidder, in the amount of \$125,000.

### Committee Action

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-386

Date: 10/22/2018

Item No: 18-386

Assigned to Councilor: Perry

Awarding Bid to Northland JCB in the Amount of \$125,000 to Purchase a Loader Mounted Snow Blower

Be it Ordered by the City Council of the City of Bangor that, the bid for a loader mounted snow blower is hereby awarded to Northland JCB, the low bidder, in the amount of \$125,000.

**CITY COUNCIL ACTION**

10/22/2018 18-387

Council Meeting Date: 10/22/2018

Item No: 18-387

Responsible Dept: Public Works

Requested Action: Order

Map/Lot:

**Title, Order**

Awarding Bid to Viking Cives in the Amount of \$162,716 to Purchase Plow Equipment &amp; Truck Bodies

**Summary**

On October 3, 2018, the City received two (2) bids to supply plow equipment & truck bodies. This purchase would be installed on the single axle cab & chassis and result in two plow trucks. Recommendation is to award the bid to Viking Cives, the low bidder, in the amount of \$162,716.

**Committee Action**

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-387

Date: 10/22/2018

Item No: 18-387

Assigned to Councilor: Nealley

Awarding Bid to Viking Cives in the Amount of \$162,716 to Purchase Plow Equipment & Truck Bodies

Be it Ordered by the City Council of the City of Bangor that, the bid for plow equipment & truck bodies is hereby awarded to Viking Cives, the low bidder, in the amount of \$162,716.



## CITY COUNCIL ACTION

10/22/2018 18-388

Council Meeting Date: 10/22/2018

Item No: 18-388

Responsible Dept: Public Works

Requested Action: Order

Map/Lot:

### Title, Order

Awarding Bid to Chadwick Baross in the Amount of \$124,445 to Purchase a Sidewalk Tractor

### Summary

On October 3, 2018, the City received four (4) bids for a sidewalk tractor. Bid prices ranged from \$92,500 - \$118,500 without attachments or warranty. The recommendation is to award the bid to Chadwick Baross, the low bidder, in the amount of \$124,445, which includes all attachments and an extended warranty. This bid did not meet the specifications in the following areas however based on the specifications, the variances were deemed acceptable: (1) engine horsepower and torque were slightly lower as the unit is lighter in weight than was specified; and (2) it has a tier 3 motor instead of tier 4, which means it has less emission regulations and doesn't require use of diesel exhaust fluid; and (3) the unit has a higher top speed range of 25 mph; and (4) the unit has a 90 amp alternator.

### Committee Action

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-388

Date: 10/22/2018

Item No: 18-388

Assigned to Councilor: Weston

Awarding Bid to Chadwick Baross in the Amount of \$124,445 to Purchase a Sidewalk Tractor

Be it Ordered by the City Council of the City of Bangor that, the bid for a sidewalk tractor is hereby awarded to Chadwick Baross in the amount of \$124,445.



Council Meeting Date: 10/22/2018

Item No: 18-389

Responsible Dept: Human Resources

Requested Action: Order

Map/Lot: N/A

## Title, Order

Authorizing the City Manager to execute a Collective Bargaining Agreement between the City of Bangor and Bangor Federation of Public Employees, Local 6071.

## Summary

This order authorizes the City Manager to execute a Collective Bargaining Agreement between the City of Bangor and Bangor Federation of Public Employees, Local 6071, representing the employees of Fleet Maintenance. Negotiations between the City and the Union have resulted in a Tentative Agreement which has been ratified by the Union. The contract has been negotiated within the bargaining guidelines established by the City Council and includes the following; a three year term, July 1, 2018 to June 30, 2021 with a wage adjustment of 1% in year one, 1.25% in year two, and 1.5% in year three.

This Tentative Agreement was reviewed with the City Council in Executive Session on October 10, 2018 and is presented with the recommendation of the City's Negotiation Team.

## Committee Action

Committee: Council Workshop  
Action: Recommend for passage

Meeting Date: 10/22/2018

For:

Against:

### Staff Comments & Approvals

Confidential

City Manager



City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-389

Date: 10/22/2018

Item No: 18-389

Assigned to Councilor: Graham

Authorizing the City Manager to execute a Collective Bargaining Agreement between the City of Bangor and Bangor Federation of Public Employees, Local 6071.

Whereas; the Collective Bargaining Agreement between City of Bangor and Bangor Federation of Public Employees, Local 6071 expired on June 30, 2018.

Whereas; the City of Bangor and Bangor Federation of Public Employees, Local 6071 have reached a tentative agreement through the negotiation process.

Whereas; the tentative agreement is within the guidelines set by the City Council.

Whereas; the Union has ratified the tentative agreement.

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to enter the collective bargaining agreement with Bangor Federation of Public Employees, Local 6071 for a term of three years (July 1, 2018 through June 30, 2021)



## **CITY COUNCIL ACTION**

10/22/2018 18-390

Council Meeting Date: 10/22/2018

Item No: 18-390

Responsible Dept: Legal

Requested Action: Order

Map/Lot: N/A

### **Title, Order**

Authorizing Execution of Leasehold Mortgage and Security Agreement - Penobscot Community Health Center and Maine State Housing Authority

### **Summary**

The City of Bangor leases land to Penobscot Community Health Center, Inc. (PCHC) on Texas Avenue for a dollar a year for its operation of the Hope House. PCHC obtains various funding, including forgivable loans. It has obtained a forgivable loan from the Maine State Housing Authority in the amount of \$65,000 for its operation at Hope House. The loan will be secured by PCHC's personal property and leasehold interest. A requirement for the loan is that the City of Bangor as landlord subordinate its interest in the lease. This is standard in such cases.

This Order will authorize the City Manager to execute a Leasehold Mortgage and Security Agreement between Penobscot Community Health Center and Maine State Housing Authority.

### **Committee Action**

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

### **Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-390

Date: 10/22/2018

Item No: 18-390

Assigned to Councilor: Davitt

Authorizing Execution of Leasehold Mortgage and Security Agreement - Penobscot Community Health Center and Maine State Housing Authority

WHEREAS, the City of Bangor leases land to Penobscot Community Health Center, Inc. (PCHC); and

WHEREAS, PCHC obtains various funding, including forgiveable loans; and

WHEREAS, PCHC has obtained a forgivable loan from the Maine State Housing Authority for its operation at Hope House on Texas Avenue on land leased from the City of Bangor, said loan to be secured by PCHC's personal property and leasehold interest ; and

WHEREAS, a requirement for the loan is that the City of Bangor as landlord subordinate its interest in the lease; and

Be it Ordered by the City Council of the City of Bangor that,

Catherin M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor to execute a Leasehold Mortgage and Security Agreement between Penobscot Community Health Center and Maine State Housing Authority in a final form as approved by the City Solicitor.



## CITY COUNCIL ACTION

10/22/2018 18-391

Council Meeting Date: 10/22/2018

Item No: 18-391

Responsible Dept: Legal

Requested Action: Order

Map/Lot: R14-006-D

### Title, Order

Authorizing Execution of Documents Between the City of Bangor and Sable Ridge Homeowners Association for the Sale of Property at 1434 Ohio Street

### Summary

This Order will authorize the execution of an agreement and any other documents necessary to convey the property to Sable Ridge Homeowners Association in the event that the real estate tax lien on the property recorded by the City of Bangor matures in January 2019.

Beginning in 2005 Sable Ridge Real Estate Investments LLC developed property on Ohio Street for condominiums. A portion of the property that was to include four condominiums was not developed and has remained vacant. Sable Ridge Real Estate Investments LLC has not paid the property taxes on the property since 2016 and the City has recorded real estate tax liens on the property. In addition, Sable Ridge Real Estate Investment LLC has been dissolved as an LLC by the Office of the Secretary of State.

The oldest of the liens recorded on the property by the City will mature in January 2019 and the Sable Ridge Homeowners Association has requested to purchase the property for the outstanding charges due the City if the lien matured in January 2019. The Homeowners Association plans to add it to the common area for the condominium.

### Committee Action

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

10/22/2018 18-391

---

Date: 10/22/2018

Item No: 18-391

Assigned to Councilor: Nealley

Authorizing Execution of Documents Between the City of Bangor and Sable Ridge Homeowners Association for the Sale of Property at 1434 Ohio Street

WHEREAS, Sable Ridge Real Estate Investments LLC developed property on Ohio Street for condominiums; and

WHEREAS, a portion of the property that was to include four condominiums was not developed and has remained vacant; and

WHEREAS, Sable Ridge Real Estate Investments LLC has not paid the property taxes on the property since 2016 and the City has recorded real estate tax liens on the property; and

WHEREAS, Sable Ridge Real Estate Investment LLC has been dissolved as an LLC; and

WHEREAS, the oldest of the liens recorded on the property by the City will mature in January 2019; and

WHEREAS, the Sable Ridge Homeowners Association has requested to purchase the property for the outstanding charges due the City if the lien matured in January 2019 and plan to add it to the common area for the condominium.

Be it Ordered by the City Council of the City of Bangor that,

Catherine M. Conlow, City Manager, is hereby authorized to execute an agreement and any other documents necessary to convey the property taxed to Sable Ridge Real Estate Investments LLC located at 1434 Ohio Street, Units 33, 34, 35, and 36 (Bangor Tax Map R14-006-D) to Sable Ridge Homeowners Association in the event that the real estate tax lien on the property recorded by the City of Bangor matures in January 2019.

**CITY COUNCIL ACTION**

10/22/2018 18-392

Council Meeting Date: 10/22/2018

Item No: 18-392

Responsible Dept: City Manager

Requested Action: Resolve

Map/Lot: N/A

**Title, Resolve**

Ratifying the City Manager's appointment of Eric Willett as Director of Public Works

**Summary**

This resolve will ratify the execution of an employment agreement with Eric Willett to serve as the Director of Public Works. The Director of Public Works is responsible for the oversight of eight divisions within the Public Works Department including: electrical, administrative, forestry, highway, cemeteries, sanitation, recycling, and fleet maintenance. Eric has served as the city's Fleet Maintenance Supervisor since May of 2016. Eric brings skills and knowledge previously obtained while employed in various positions with Maine's Department of Transportation and in the private sector.

The proposed contract will authorize a starting salary of \$84,435 and 3 weeks of vacation time. The term of this agreement is three years but shall be will automatically extended for an additional year unless either party gives notice 60 days prior to the expiration.

**Committee Action**

Committee: Council Workshop  
Action: Recommend for passage

Meeting Date: 10/22/2018

For:

Against:

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR RESOLVE**

---

10/22/2018 18-392

Date: 10/22/2018

Item No: 18-392

Assigned to Councilor: Tremble

Ratifying the City Manager's appointment of Eric Willett as Director of Public Works

Be it Resolved by the City Council of the City of Bangor that,

The contract for employment with Eric Willett is hereby ratified.





# REFERRALS TO COMMITTEES & FIRST READING

**CITY COUNCIL ACTION**

---

Council Meeting Date: October 22, 2018

Item No: 18-393

Responsible Dept.: Planning

Action Requested: Ordinance

Map/Lot: 012-039

**Title, Ordinance**

---

Amending Chapter 165, Land Development Code, Zone Change – 97 Allen Street (Tax Map 12, Lot 39) from Urban Residence 1 District (URD-1) to Neighborhood Service District (NSD)

**Summary**

---

This ordinance amendment is a proposed rezone of 0.23 acres (10,018 square feet) of land on Allen Street from Urban Residence 1 District (URD-1) to Neighborhood Service District (NSD). The Applicant, R & B Realty, LLC, seeks to rezone the rear of the commercial property to NSD. The front of the property is currently zoned NSD and the existing parking extends into the adjacent URD-1 zone.

**Committee Action**

---

Committee: Planning Board

Meeting Date: November 6, 2018

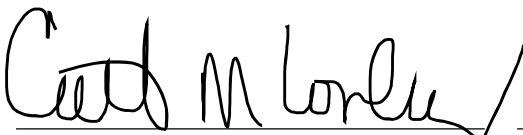
Action:

For:

Against:

**Staff Comments & Approvals**

---

  
\_\_\_\_\_  
City Manager  
\_\_\_\_\_  
City Solicitor\_\_\_\_\_  
Finance Director

**Introduced for:** First Reading and Referral to Planning Board Meeting of November 6, 2018



## **CITY COUNCIL ORDINANCE**

---

Date: October 22, 2018

Assigned to Councilor: Nealley

**ORDINANCE**, Amending Chapter 165, Land Development Code, Zone Change – 97 Allen Street (Tax Map 12 Lot 39) from Urban Residence 1 District (URD-1) to Neighborhood Service District (NSD)

**WHEREAS**, The Comprehensive Plan of the City of Bangor has identified this property as Low Density Residential; and

**WHEREAS**, the parcel at 97 Allen Street has an existing business which has been located there for many decades; and

**WHEREAS**, R&B Realty LLC, seeks to rezone a portion of their property to include the existing parking which supports their business requires NSD zoning;

### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT**

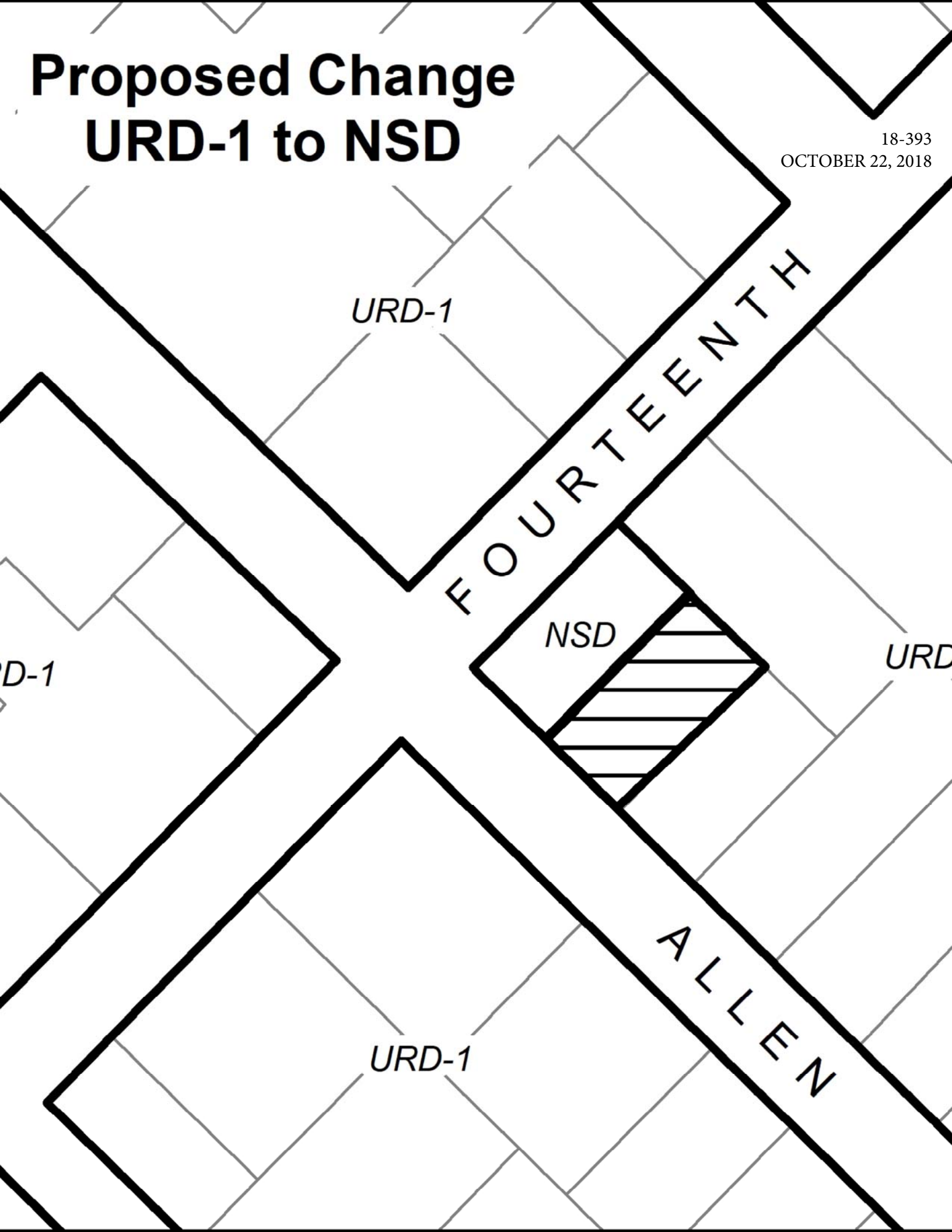
Chapter 165 of the Code of the City of Bangor is amended as follows:

The zoning boundary lines as established by the Zoning Map of the City of Bangor dated October 28, 1991, as amended, be hereby further amended as follows:

By changing a parcel of land located at 97 Allen Street (Tax Map 12 Lot 39 ) from Urban Residence 1 District (URD-1) to Neighborhood Service District (NSD), said parcel of land containing approximately 0.23 acres (10,018 square feet) and being more particularly indicated on the map attached hereto and made a part hereof.

# Proposed Change URD-1 to NSD

18-393  
OCTOBER 22, 2018



**CITY COUNCIL ACTION**

---

Council Meeting Date: October 22, 2018

Item No: 18-394

Responsible Dept.: Planning

Action Requested: Ordinance

Map/Lot: 049-008 &amp; 009

**Title, Ordinance**

---

Amending Chapter 165, Land Development Code, Zone Change – 194 and 200 French Street (Tax Map 49, Lots 8 and 9) from Urban Residence 2 District (URD-2) to Multifamily and Service District (M&SD)

**Summary**

---

This ordinance amendment is a proposed rezone of 0.44 acres (19,166 square feet) of land on French Street from Urban Residence 2 District (URD-2) to Multifamily and Service District (M&SD). The Applicant, RSQ, LLC, seeks to rezone the two parcels on French to allow operation of a Bed & Breakfast Establishment and related parking.

**Committee Action**

---

Committee: Planning Board

Meeting Date: November 6, 2018

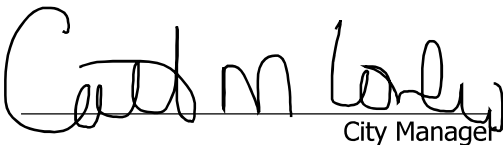
Action:

For:

Against:

**Staff Comments & Approvals**

---

  
City Manager  
City Solicitor\_\_\_\_\_  
Finance Director**Introduced for:** First Reading and Referral to Planning Board Meeting of November 6, 2018



## **CITY COUNCIL ORDINANCE**

---

Date: October 22, 2018

Assigned to Councilor: Davitt

**ORDINANCE**, Amending Chapter 165, Land Development Code, Zone Change – 194 and 200 French Street (Tax Map 49 Lots 8 and 9) from Urban Residence 2 District (URD-2) to Multifamily and Service District (M&SD).

**WHEREAS**, The Comprehensive Plan of the City of Bangor has identified this property as High Density Residential; and

**WHEREAS**, the existing parcels at 194 and 200 French could support a B&B establishment in M&SD; and

**WHEREAS**, RSQ, LLC, seeks to rezone two parcels to accommodate the B&B and related parking;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT**

Chapter 165 of the Code of the City of Bangor is amended as follows:

The zoning boundary lines as established by the Zoning Map of the City of Bangor dated October 28, 1991, as amended, be hereby further amended as follows:

By changing two parcels of land located at 194 and 200 French Street (Tax Map 49 Lots 8 and 9) from Urban Residence 2 District (URD-2) to Multifamily and Service District (M&SD). Said parcels of land containing approximately 0.44 acres (19,166 square feet) and being more particularly indicated on the map attached hereto and made a part hereof.

*USD**URD-2**URD-2**G&I*

S O M E R S E T

*URD-2**G*

P A R K S T

F R E N C H S T

*URD-2**DDD*

**Proposed Change  
URD-2 to M&SD**



UNFINISHED  
BUSINESS



**CITY COUNCIL ACTION**

---

Council Meeting Date: October 10, 2018

Item No: 18-377

Responsible Dept: Bus

Action Requested: Ordinance

Map/Lot: N/A

**Title, Ordinance**

---

Amending Chapter 165, Land Development Code, Section 165-28, Bus Shelters, by Adding Standards for Bus Shelters Based on Federal Law

**Summary**

---

Federal requirements regulations require bus shelters constructed for the Community Connector to meet certain standards. The standards include requirements for the size of shelters, as well as the slope and surface of the boarding area between the shelter and the bus. This amendment would bring the City's bus shelter ordinance into line with those standards.

**Committee Action**

---

Committee: Business and Economic Development

Meeting Date: October 2, 2018

Action:

For:

Against:

**Staff Comments & Approvals**

---

As this is an amendment to the Land Development Code, this item is also scheduled to go to the Planning Board on October 16, 2018.

City Manager

City Solicitor

\_\_\_\_\_  
Finance Director**Introduced for:** First Reading and Referral

**CITY COUNCIL ORDINANCE**

---

Date: October 10, 2018

Assigned to Councilor: Nealley

**ORDINANCE**, Amending Chapter 165, Land Development Code, Section 165-28, Bus Shelters, by Adding Standards for Bus Shelters Based on Federal Law

**WHEREAS**, federal requirements regulations require bus shelters constructed for the Community Connector to meet certain standards;

**WHEREAS**, this amendment would bring the City's bus shelter ordinance into line with those standards;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT**

Chapter 165 of the Code of the City of Bangor is amended as follows:

§ 165-28 Bus shelters.

- A. Upon issuance of a building permit by the Code Enforcement Officer, bus shelters for the use of the public while waiting for the public transit or school buses may be erected in any district:
- (1) By the City within the public right-of-way or outside of the public right-of-way; and
  - (2) Outside of the public right-of-way by private parties.
- B. Standards for bus shelters. Bus shelters shall be subject to the following restrictions and conditions:
- (1) Bus shelters need not meet the setback requirements of the district for buildings and structures.
  - (2) Dimensions and slope.
    - (a) Bus shelters shall not exceed a floor area of 100 square feet nor a height of 15 feet. Bus shelters must provide a minimum clear length of 96 inches and clear width of 60 inches.
    - (b) Bus boarding and lighting areas shall provide a clear length of 96 inches, measured perpendicular to the curb or vehicle roadway edge, and a clear width of 60 inches, measured parallel to the vehicle roadway.

- (c) The slope of the bus boarding and alighting area in the direction parallel to the roadway must be the same as that of the roadway to the maximum extent practicable. Perpendicular to the roadway, the slope must not exceed 1:48, that is, not more than 1 inch of rise over a horizontal distance of 48 inches.
- (3) Signs. No sign, as defined by Chapter 260, Signs, shall be erected on or in a bus shelter, except that, upon approval by the Bus Superintendent and Code Enforcement Officer or their designees, the following signs may be erected:
- (a) a~~A~~ sign identifying the bus shelter as a bus stop or bus station, ~~and/or a~~
- (b) A map of bus routes and schedule of time of stops ~~may be erected.~~
- (c) "No smoking" signs.
- (4) Location. The location of a bus shelter shall not create a traffic hazard nor interfere with traffic control signs and signals and shall be approved, in writing, by the ~~Transit Manager~~ Bus Superintendent and the City Engineer or their designees. Bus shelters must connect via an accessible route to a boarding and alighting area and to streets, sidewalks, or pedestrian paths.
- (5) Materials. Bus shelters shall be constructed of appropriate permanent materials and shall be properly maintained to prevent rust, rot, peeling or similar deterioration. Bus stop boarding and alighting areas shall have a firm, stable surface.

Additions are underlined, deletions ~~struck through~~.



## CITY OF BANGOR

# Memo

**To:** The Honorable City Council

**From:** David G. Gould, Planning Officer

**Date:** October 17, 2018

**Re:** Ordinance Change - Amending Chapter 165-28 Bus Shelters. Council Order 18-377

Please be advised that the Planning Board at its meeting on October 16, 2018, held a Public Hearing on the above land use ordinance amendment to modify the provisions for Bus Shelters.

Chairman Boothby opened the Public Hearing and Planning Officer Gould provided the Board with an overview of the proposed amendment, noting that the proposed changes came from the Community Connector Staff and will align the City's standards for bus shelters with the Federal Transit Guidelines. Most of the bus shelters are developed in the Right of Way and do not require Planning Board review. The amendment is largely "housekeeping" to keep the Land Development Code consistent with federal transit guidelines.

There were no proponents or opponents to the proposed ordinance change.

Member Guerette made a motion to recommend that C.O. 18-377 be adopted by the City Council. Member Durgin seconded the motion and the Board voted unanimously to send a positive recommendation to the City Council.

**CITY COUNCIL ACTION**

---

Council Meeting Date: October 10, 2018

Item No: 18-378

Responsible Dept.: Planning

Action Requested: Ordinance

Map/Lot: Tax Map 006,  
Lots 119 and 119A**Title, Ordinance**

---

Amending Chapter 165, Land Development Code, Zone Change – Perkins Street (Tax Map 6, parcels 119 and 119A) from Urban Residence 1 District (URD-1) to Urban Residence 2 District (URD-2)

**Summary**

---

This ordinance amendment is a proposed rezone of .36 acres (15,681 square feet) of land on Perkins Street from Urban Residence 1 District (URD-1) to Urban Residence 2 District (URD-2). The Applicant, James Dubay, dba Hammond Street LLC, seeks to construct a duplex building on the property. The lot area will accommodate up to a four-unit structure in URD-2.

**Committee Action**

---

Committee: Planning Board

Meeting Date: October 16, 2018

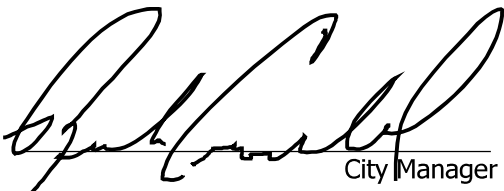
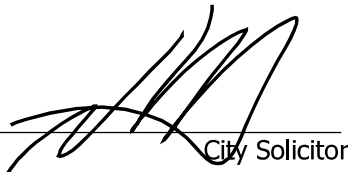
Action:

For:

Against:

**Staff Comments & Approvals**

---

  
\_\_\_\_\_  
City Manager  
\_\_\_\_\_  
City Solicitor\_\_\_\_\_  
Finance Director**Introduced for:** First Reading and Referral to Planning Board Meeting of October 16, 2018



## **CITY COUNCIL ORDINANCE**

---

Date: October 10, 2018

Assigned to Councilor: Nichols

**ORDINANCE,** Amending Chapter 165, Land Development Code, Zone Change – Perkins Street (Tax Map 006 parcels 119, and 119A) from Urban Residence 1 District (URD1) to Urban Residence 2 District (URD-2)

**WHEREAS,** The Comprehensive Plan of the City of Bangor has identified this property as Low Density Residential and,

**WHEREAS,** Perkins Street has multiple nonconforming commercial uses and multifamily structures, and

WHEREAS, James Dubay seeks to build an owner occupied duplex which requires URD-2 zoning.

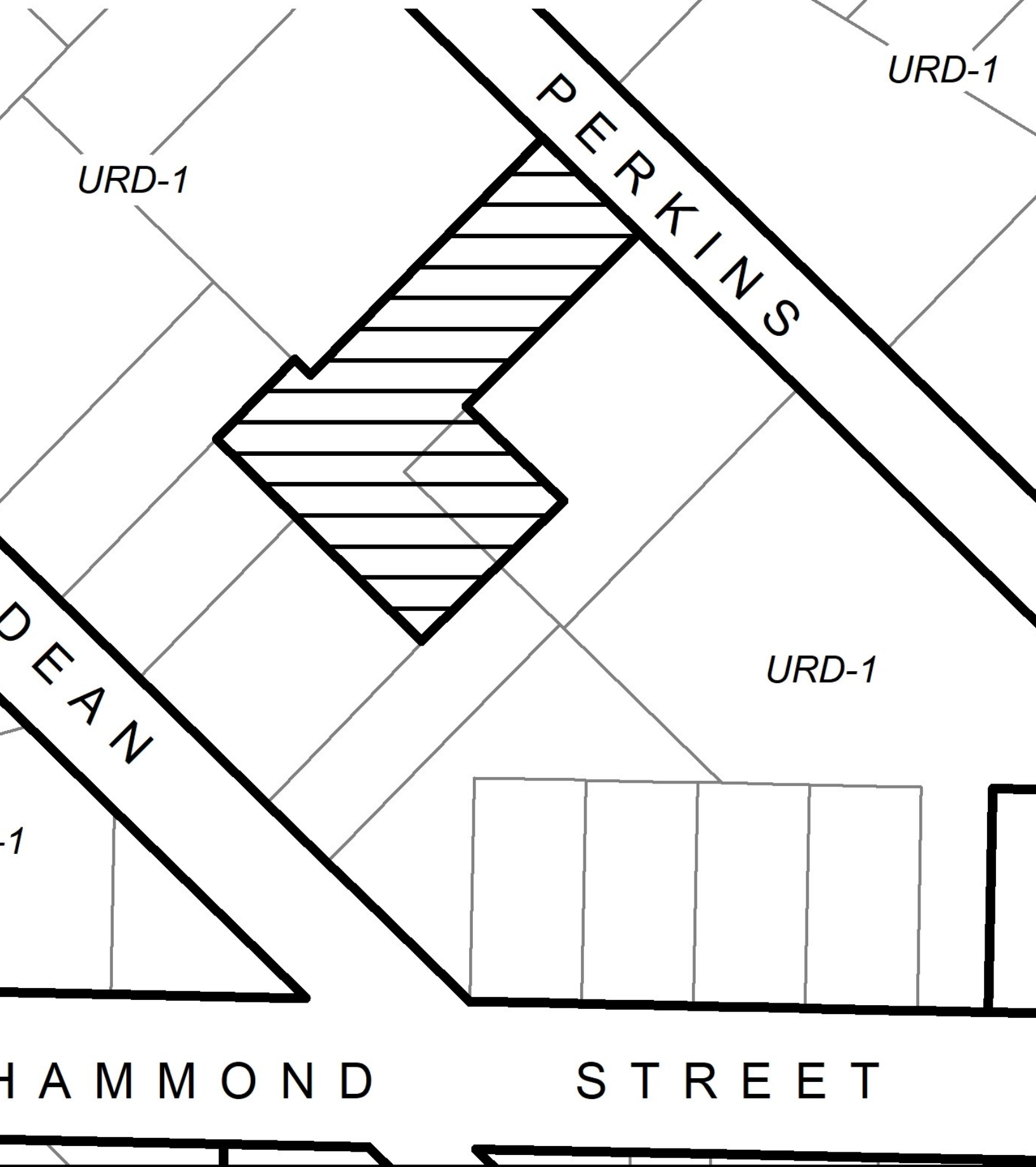
Chapter 165 of the Code of the City of Bangor is amended as follows:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT**

That the zoning boundary lines as established by the Zoning Map of the City of Bangor dated October 28, 1991, as amended, be hereby further amended as follows:

By changing a parcels of land located at Perkins Street (Tax Map 6 Parcels 119, and 119A) from Urban Residence 1 District (URD-1) to Urban Residence 2 District (URD-2) Said parcel of land containing approximately .36 acres (15,681 square feet) and being more particularly indicated on the map attached hereto and made a part hereof.

# Proposed Change URD-1 to URD-2





## CITY OF BANGOR

# Memo

**To:** The Honorable City Council

**From:** David G. Gould, Planning Officer

**Date:** October 17, 2018

**Re:** Amending Zoning Ordinance  
Perkins Street – Urban Residence One District (URD-1) to Urban Residence Two District (URD-2) – C.O. 18-378

Please be advised that the Planning Board at its meeting on October 16, 2018, held a Public Hearing on the above zone change request.

Chairman Charles Boothby asked the applicant or their representative to make a brief presentation of the request. No applicant was present. Chairman Boothby asked for any proponents to the application, there were none. Chairman Boothby then asked for opponents to the application.

Amy Mattera of 5 Dean Street stated she was opposed to the rezoning as the prior filling on the adjacent lot created problems for the Dean Street properties. She was also concerned about the potential for absentee landlords in the neighborhood.

Jennifer Gorneau of 23 Dean Street indicated she was not in support of the zone change. She noted prior grading on this land had created drainage issues for properties on Dean Street. She also believed that a duplex would be allowed in URD1 and was concerned about noise and traffic impacts from multi-family housing in this location.

Nick Rullo of 9 Dean Street indicated the prior filling on the lot created drainage problems for the adjoining properties on Dean Street and that he did not want to see multi-family housing in his backyard.

Planning Officer Gould noted that his office had received correspondence from Thomas Frisk of 15 Dean Street, who indicated that he was opposed to the zone change as well.

Mr. Gould then gave his report to the Board, indicating that he did not believe that URD1 allowed a duplex building. Mr. Gould read the permitted uses in URD-1, (one-family detached dwellings), as well as the permitted uses in URD-2, (one-family, two family, three-family and four-family detached dwellings).



Mr. Gould reviewed the City's Land Use Policy in the area and had a map of existing land uses along Perkins Street, noting an impound yard for Union Street Towing and other automotive land use on Perkins Street that pre-existed the zoning ordinance. Mr. Gould noted that historically, Hammond Street was a commercial artery with many older commercial uses such as the Ford dealership. After the Interstate was constructed the City began to redirect those land uses to larger lots further outside of the urban core. Much of what once existed on Hammond Street today linger on as nonconforming sites. The decision for the Board is to balance the existing conditions, the current zoning, and the land use policy outlined in the Comprehensive Plan, and make a recommendation to the City Council on the request.

Mr. Gould further noted that the Board did not have to make a decision this evening, in light of the applicant not being present, but could continue deliberation to the next meeting, in which time staff would contact the applicant and encourage them to attend.

Member Durgin moved to recommend the City Council not approve the rezoning request. Member Guerette seconded the motion. The Board voted unanimously to recommend the Council not approve the requested zone change from URD-1 to URD-2 contained in C.O. 18-378.



## CITY COUNCIL ACTION

10/10/2018 18-379

Council Meeting Date: 10/10/2018

Item No: 18-379

Responsible Dept: Health & Community Services

Requested Action: Resolve

Map/Lot: N/A

### Title, Resolve

Authorizing the City to to Accept and Appropriate a Tobacco Prevention Grant Program in the Amount of \$164,996 with the Maine Health Center for Tobacco Independence

### Summary

This Resolve will authorize the City accept and appropriate \$164,996 from Maine Health Center for Tobacco Independence, to reduce tobacco-use in the Penquis Public Health District which includes Penobscot and Piscataquis Counties.

This voluntary program will offer technical assistance to schools, youth-serving entities, and municipalities that would like to adopt and implement tobacco policies. Other focus areas include the reduction of involuntary exposure to second-hand smoke, an increase in referrals to the Maine Tobacco Help Line, and \$18,738 to support the implementation of a one-year direct service youth vaping prevention pilot through a special innovation fund.

This is the third year of the grant. The term is October 1, 2018 to September 30, 2019.

### Committee Action

Committee: Government Operations Committee

Action: Recommend for passage

Meeting Date: 10/01/2018

For: 5

Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

**Introduced for:** First Reading & Referral      Government Operations Committee



## **CITY OF BANGOR RESOLVE**

---

10/10/2018 18-379

Date: 10/10/2018

Item No: 18-379

Assigned to Councilor: Graham

Authorizing the City to to Accept and Appropriate a Tobacco Prevention Grant Program in the Amount of \$164,996 with the Maine Health Center for Tobacco Independence

Be it Resolved by the City Council of the City of Bangor that,

The City accept and appropriate a Tobacco Prevention Grant in the amount of \$164,996 to provide tobacco prevention services in Penobscot and Piscataquis counties.



NEW BUSINESS



## CITY COUNCIL ACTION

10/22/2018 18-395

Council Meeting Date: 10/22/2018

Item No: 18-395

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: 040-038-B

### Title, Order

Authorizing Execution of a Development Agreement with Michael and Donna Allen for a Vacant Parcel located on Market Street

### Summary

This order will authorize a development agreement with Michael and Donna Allen for the sale and construction of a new single-family home on Market Street for \$3,000. In April 2015 the City took possession of the property by virtue of matured tax liens. After acquisition, the City investigated options for the reuse of the property. Ultimately, the city decided to demolish the existing structure and sell the vacant residential lot for development. If approved, Michael and Donna Allen will purchase the land for \$3,000 and build a single-family home for a family member. This will benefit the City by returning the property to the tax rolls and creating new housing in the community.

This item was reviewed and recommended for approval by the Finance Committee at its October 15, 2018 meeting.

### Committee Action

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-395

Date: 10/22/2018

Item No: 18-395

Assigned to Councilor: Supica

Authorizing Execution of a Development Agreement with Michael and Donna Allen for a Vacant Parcel located on Market Street

WHEREAS, the City of Bangor owns a parcel of land on Market Street (Map/Lot 040-038-B) acquired by the City by virtue of matured tax liens; and

WHEREAS, the City of Bangor wishes to dispose of this property; and

WHEREAS, Michael and Donna Allen wish to purchase the property and construct a single-family home on the property;

Be it Ordered by the City Council of the City of Bangor that,

Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor to execute a Development Agreement with Michael and Donna Allen for the sale and construction of a single-family dwelling located on Market Street. The terms of the agreement shall include a purchase price of \$3,000, a minimum investment by the developer of \$180,000, that the construction be substantially completed by December 31, 2019, and that the property remain taxable or if the property should become exempt from property taxes for any reason that payment of the taxes shall be accomplished by the payment in lieu of taxes (PILOT).



## **CITY COUNCIL ACTION**

10/22/2018 18-396

Council Meeting Date: 10/22/2018

Item No: 18-396

Responsible Dept: Finance

Requested Action: Order

Map/Lot: 046-070-A

### **Title, Order**

Authorizing Sale of 419 Essex Street by Municipal Quitclaim Deed to George Miller, in the Amount of \$13,135

### **Summary**

In November 2017, the City acquired 419 Essex Street based on matured tax liens. At the time of the acquisition the City was owed in excess of \$86,000. Once acquired, it was determined that the property was suitable to be offered for sale as-is. In August, the City issued a Request for Proposals to acquire the property. The bid for this property was advertised through the City's vendor registration process, the Bangor Daily News, and Facebook. The City received five bids ranging from \$5,000 to \$13,135.

Mr. Miller intends to perform the needed rehabilitation work and either rent or sell it to a low to moderate income family.

### **Committee Action**

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### **Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** New Business



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-396

Date: 10/22/2018

Item No: 18-396

Assigned to Councilor: Perry

Authorizing Sale of 419 Essex Street by Municipal Quitclaim Deed to George Miller, in the Amount of \$13,135

Be it Ordered by the City Council of the City of Bangor that, the City Manager is hereby authorized, on behalf of the City of Bangor, to execute an Agreement, and all other necessary documents, for the sale of the real estate located at 419 Essex Street to George Miller in the amount of \$13,135. Said documents shall be in a final form as approved by the City Solicitor or Assistant City Solicitor.





## CITY COUNCIL ACTION

10/22/2018 18-397

Council Meeting Date: 10/22/2018

Item No: 18-397

Responsible Dept: Water Quality Management

Requested Action: Order

Map/Lot:

### Title, Order

Authorizing a Contract with Wright Pierce in the Amount of \$181,700 for SCADA Control System Upgrades

### Summary

As a follow up to the recent SCADA needs assessment presentation, the Wastewater Treatment Plant is seeking authorization to waive the bid process and contract with Wright Pierce to begin the SCADA control system upgrade. The FY 19 budget includes \$360,000 for the SCADA system upgrade. Wright Pierce identified Phases A1 and A2 as priorities due to the fragile state of the current infrastructure and to avoid near term high-risk failures. Phase A1 involves the SCADA server and associated equipment located at the plant. Phase A2 involves equipment and programming at the Kenduskeag Pump Station. The Wastewater Treatment Plant is seeking to award A1 and the engineering portion of A2 to Wright Pierce and will subsequently put the construction portion of A2 out for competitive bidding. The cost of A1 and the design portion of A2 is \$181,700.

### Committee Action

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018  
For: 5                      Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

**Introduced for:** New Business



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-397

Date: 10/22/2018

Item No: 18-397

Assigned to Councilor: Weston

Authorizing a Contract with Wright Pierce in the Amount of \$181,700 for SCADA Control System Upgrades

Be it Ordered by the City Council of the City of Bangor that, the Finance Director is hereby authorized to execute a contract with Wright Pierce, in the amount of \$181,700, for SCADA control system upgrades.



## **CITY COUNCIL ACTION**

10/22/2018 18-398

Council Meeting Date: 10/22/2018

Item No: 18-398

Responsible Dept: Legal

Requested Action: Order

Map/Lot: R55-012

### **Title, Order**

Authorizing Execution of Agreement Between the City of Bangor and LTI, Inc.

### **Summary**

LTI, Inc. is the owner of vacant property abutting City property and the Molly Lane Sub-division (Bangor Tax Map R55, Lot 012), and also has an interest in a footpath easement and open space in the Molly Lane sub-division. LTI, Inc. has offered to gift the property abutting the Molly Lane Sub-division and its interest in the easement and open space to the City of Bangor. Some of the property offered creates the potential for the City to expand and improve its trails system.

This Order will authorize the City Manager to execute documents necessary to accept a gift from LTI, Inc.

### **Committee Action**

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

### **Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

10/22/2018 18-398

---

Date: 10/22/2018

Item No: 18-398

Assigned to Councilor: Davitt

Authorizing Execution of Agreement Between the City of Bangor and LTI, Inc.

WHEREAS, LTI, Inc. is the owner of property abutting City property and the Molly Lane Sub-division; and

WHEREAS, LTI, Inc. has an interest in a footpath easement and open space in the Molly Lane sub-division; and

WHEREAS, LTI, Inc. has offered to gift the property abutting the Molly Lane Sub-division and its interest in the easement and open space to the City of Bangor; and

WHEREAS, some of the property creates the potential for the City to expand and improve its trails system.

Be it Ordered by the City Council of the City of Bangor that,

Catherine M. Conlow, City Manager, is hereby authorized on behalf of the City of Bangor is execute documents necessary to accept a gift from LTI, Inc. consisting of the property described Bangor Tax Map R55, Lot 012, and LTI, Inc.'s interest in footpath easement and open space shown on the final sub-division plan Stillwater Gardens Molly Lane North Sub-division. Said documents shall be in a final form as approved by the City Solicitor.



## **CITY COUNCIL ACTION**

10/22/2018 18-399

Council Meeting Date: 10/22/2018

Item No: 18-399

Responsible Dept: Finance

Requested Action: Order

Map/Lot: 030-067

### **Title, Order**

Authorizing Disposition of City Property located on 45 Fremont Street

### **Summary**

This order will authorize the sale of property located at 45 Fremont Street, to James and Gloria Owens for \$5,000. Council Order 17-300 authorized the city to acquire 45 Fremont Street through matured tax liens. In April of 2018, the building was demolished. Pursuant to our policy on property disposition, staff approached the abutters. The only abutter interested was the Owen's family, who offered the City \$5,000. The purpose in acquiring the property is to increase the size of their lot.

### **Committee Action**

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 10/15/2018

For: 5

Against: 0

### **Staff Comments & Approvals**

Staff recommends approval.

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

10/22/2018 18-399

Date: 10/22/2018

Item No: 18-399

Assigned to Councilor: Tremble

Authorizing Disposition of City Property located on 45 Fremont Street

WHEREAS, the City owns a parcel of land located at 45 Fremont ( Map/Lot 030-067); and

WHEREAS, the City wishes to dispose of this property; and

WHEREAS, James and Gloria Owens, an abutter of the property wish to purchase the parcel and have submitted an offer of \$5,000 for the land:

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR, THAT

the City Manager is hereby authorized, on behalf of the City of Bangor, to execute those documents necessary to transfer the property at 45 Fremont Street (Map/Lot 030-067) to James and Gloria Owens. The final agreement will be in a form approved by the City Solicitors Office.



## CITY COUNCIL ACTION

10/22/2018 18-400

Council Meeting Date: 10/22/2018

Item No: 18-400

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

### Title, Order

Authorizing Execution of an Agreement with Buxton for Business Retention and Expansion Services

### Summary

This order authorizes an agreement with Buxton in the amount of \$50,000 per year for up to three years for business retention and expansion services. In recent years the City has seen a decline in commercial activity, particularly in parts of the Hogan Road area. Buxton utilizes significant data analytics to provide a retail strategy for recruitment and retention that is customized to our community.

Under the proposal, Buxton would agree to provide market research on potential retailers, develop a retailer profile utilizing data analytics, create marketing packages for use by the city in attracting retailers, provide tools to support business retention efforts and help provide data tools that local business owners make marketing decisions. As part of this, the City will obtain 4 licenses for use of SCOUT which is a data analytics tool with the ability to run demographic and trade area profile reports along with access to market maps and data elements. In addition, the City will receive free subscriptions to Local Store Marketing (LSMx), an App, which can be used by local retailers and businesses to enhance marketing capabilities.

The term of the agreement is for 3 years at a fee of \$50,000 per year. Payment under the terms of the contract are as follows: Year one, 50% invoiced upon execution of the agreement and 50% invoiced after Buxton delivers a report targeting retailers; and year two will be invoiced on the 1st anniversary of the agreement; and year three to be invoiced on the second anniversary of the agreement. The contract can be canceled upon notice at least 60 days prior to the anniversary of the agreement. The final form of the agreement is to be approved by the City Solicitor.

If approved, the funding would come from the Mall area TIF.

### Committee Action

Committee: Business & Economic Development Committee

Meeting Date: 10/16/2018

Action: Recommend for passage

For: 5

Against: 0

### Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business



## **CITY OF BANGOR ORDER**

10/22/2018 18-400

---

Date: 10/22/2018

Item No: 18-400

Assigned to Councilor: Graham

### **Authorizing Execution of an Agreement with Buxton for Business Retention and Expansion Services**

Whereas, the Business and Economic Development Committee has asked for a pro-active way to market and retain commercial and retail businesses, particularly in the area of the Bangor Mall; and

Whereas, the City of Bangor has a tax increment district in the Mall area to help with business development and infrastructure; and

Whereas, Buxton is a company that provides marketing and research data to support business development and retention; and

Whereas, City staff and the Business and Economic Development Committee has met with a representative from Buxton to review the marketing and data research offerings that could be made available to the city and other businesses in town and is confident that these offerings could support marketing and retail retention in the mall area.

Be it Ordered by the City Council of the City of Bangor that,

The City Manager is hereby authorized to execute a 3-year agreement with Buxton for retail recruitment and retention strategies. Said agreement shall be a fee of \$50,000 per year and can be terminated upon notice of at least 60 days of the anniversary date of the agreement. The final form of the agreement will be approved by the City Solicitor.

Be it further Ordered that funding for this agreement is to come from the Mall Area TIF.